



20 ALBERT ROAD, HINCKLEY, LE10 1PL

OFFERS OVER £190,000

NO CHAIN Impressive two bedroom town house. Highly convenient location within walking distance of the town centre, The Crescent, train and bus stations, leisure centre, doctors, dentists, bars and restaurants and with good access to major road links. Well presented and benefiting double glazing and gas central heating.

Offers entrance hall, separate WC, lounge/dining room and kitchen, two double bedrooms and shower room. Front and enclosed rear garden and parking to rear. Viewing recommended.



TENURE
FREEHOLD

COUNCIL TAX BAND - B
EPC RATING - TBC

ACCOMMODATION

Composite front door to:

ENTRANCE HALLWAY

Wood effect laminate flooring, double panel radiator, smoke alarm, wall mounted RCD board and doorbell chime. Door to useful understairs storage cupboard and door to:

SEPARATE WC

Low level WC and wall mounted wash hand basin with tiled splashbacks. Wood effect laminate flooring, single panel radiator and extractor fan.

KITCHEN

7'4" x 9'1" (2.25 x 2.77)

Range of wood effect floor standing kitchen cupboard units with stone effect worktop above and tile splashbacks. Stainless steel drainer sink with chrome taps. Built in oven with electric hob and extractor fan above. Range of wall mounted cupboard units, one housing the Ideal gas combination boiler for central heating and domestic hot water. Tile effect laminate wood strip flooring inset spotlights and extractor fan.



LOUNGE/DINING ROOM

14'0" x 14'2" (4.28 x 4.34)

Wood effect laminate wood strip flooring, double panel radiator, TV aerial point and UPVC SUDG French doors to rear garden. Stairway to first floor with spindle ballustrades.

FIRST FLOOR LANDING

Smoke alarm and loft access.

FRONT BEDROOM ONE

14'0" x 11'5" (4.27 x 3.50)

Wood effect laminate flooring and single panel radiator.



REAR BEDROOM TWO

13'11" x 8'3" (4.26 x 2.52)

Wood effect laminate flooring and single panel radiator.



SHOWER ROOM

7'6" x 8'6" (2.31 x 2.6)

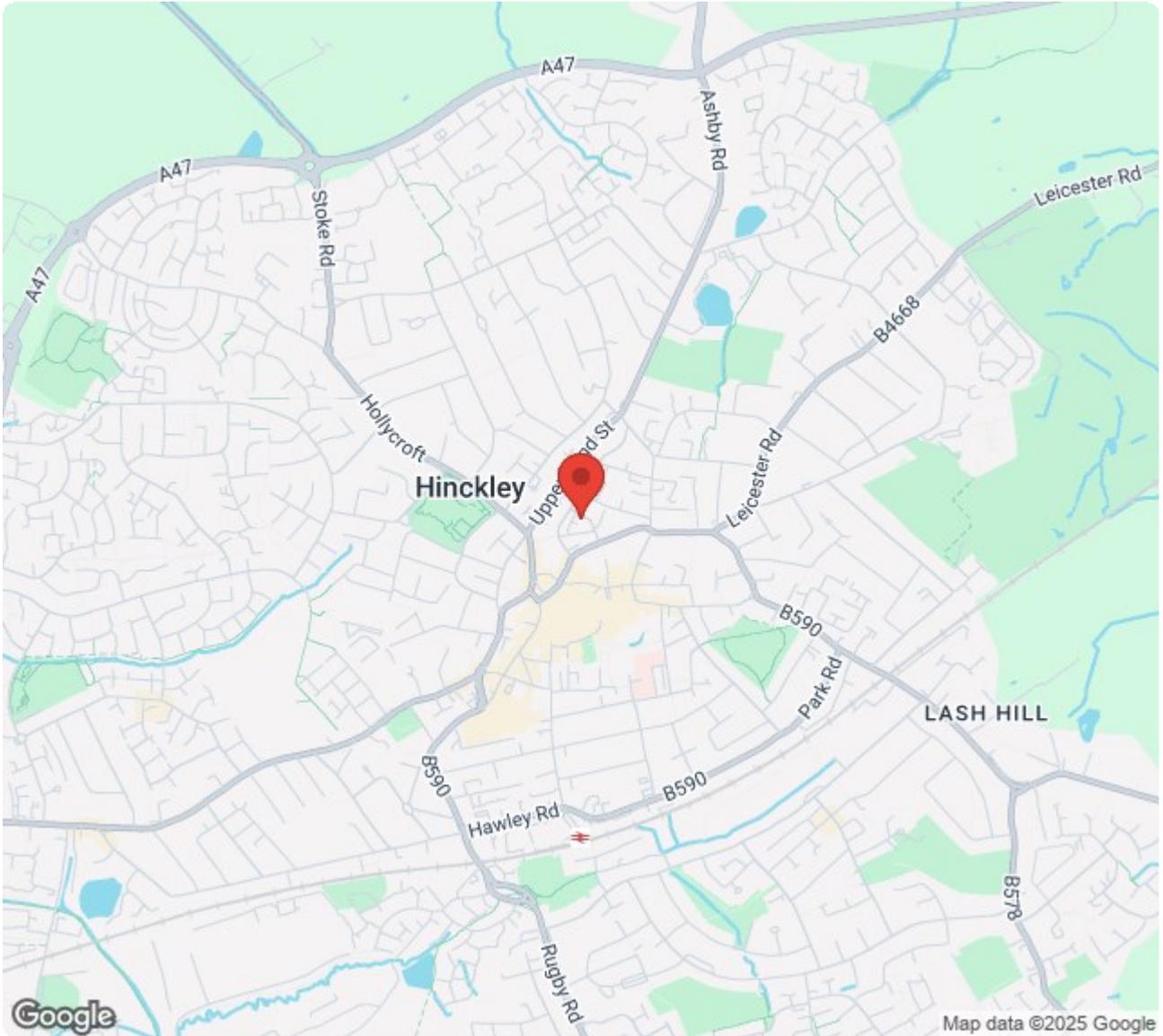
Three piece suite consisting low level WC, pedestal wash hand basin and glazed shower enclosure with bar shower above and PVC wall panel surrounds. Tile effect laminate flooring, single panel radiator, shaver point, extractor fan and inset spotlights.



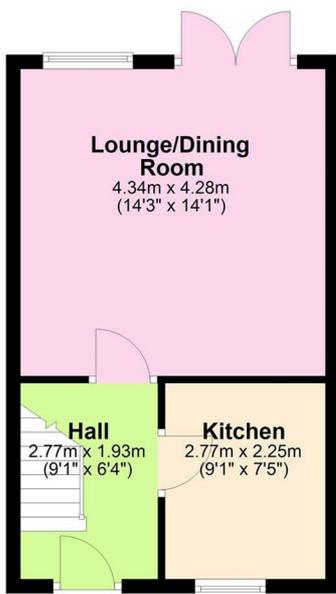
OUTSIDE

To the front is a concrete slab path leading to the front door with an area of decorative stone enclosed by wrought iron fence and gate. To the rear of the property the garden is hard landscaped with concrete side patio and area of decorative stone. The garden is fenced and enclosed and has a timber shed on a concrete base. Pedestrian gate at the top of the garden to one allocated parking space.

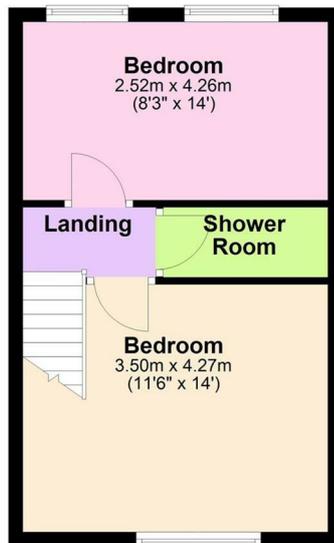




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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